



Civil Engineering
Structural Engineering
Land Surveying
Urban Design
Planning

December 14, 2009

West Valley City
Community & Economic Development Department
c/o Steve Pastorik
3600 Constitution Boulevard RM 240
West Valley City, Utah 84119

RE: PHAM PROPERTY REZONE 4085 SOUTH 4000 WEST

To whom it may concern:

1. The current West Valley City General Plan classification for this parcel is Non Retail Commercial.
2. The current West Valley City Zoning classification for this parcel is Residential Mixed-use (RM).
3. The requested change to the General Plan classification is to Neighborhood Commercial.
4. We are requesting a zone change to C-1.
5. We are proposing this change based on the following criteria.
 - a. The most recent use on the property was a residential house that had been converted into a daycare. The applicant would like to construct a new retail building on this property. They have current tenants who would like to move to this location and feel it would be a good location.
 - b. West Valley City's general plan has established 7 acres as the maximum allowable area for a C-1 zone. By including the applicants property into the C-1 zone it would create a 7 acre zone. The applicant believes this would enhance the existing businesses and increase the viability of this property.
 - c. The adjoining property to the North of the applicants' property is zoned Residential, however it is being used as a commercial use. The adjoining property to the East is zoned RB, it is a residential structure that has been converted to an office use.
 - d. The neighborhood area to the North of this property is primarily single family residential. The area to the South is multifamily and single family. The area to the West is neighborhood retail. The area East is commercial

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LAYTON
1485 W Hillfield Road Ste 204
Layton UT 84041
P 801.547.1100 F 801.593.6315

PLEASANT GROVE
795 South Main Street
Pleasant Grove UT 84062
P 801.796.8145 F 801.796.8147

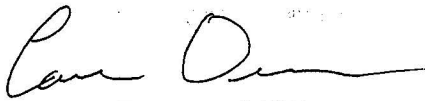
TOOELE
169 North Main Street
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PHAM PROPERTY REZONE
WEST VALLEY CITY, UTAH

and single family residential. The applicant believes by rezoning this to the C-1 zone it would provide additional retail options within a walkable distance to many of the local residences, while enhancing the existing uses.

- e. Transportation impacts with this rezone are anticipated to be minimum. The existing intersection currently has a signal. Our proposed site plan would relocate the existing drive approach onto 4100 South further east away from the intersection. Our West drive approach would be located as far from the intersection as possible based on the properties size and shape. The site has been designed to discourage drivers from using access through the parking lot as a 'short cut' to by pass the intersection.
- f. Public infrastructure such as water, sewer, and storm drain are currently existing and would be reused or replaced as necessary.
- g. Redevelopment of this property will provide an opportunity for the property to comply with West Valley City's current zoning requirements, such as set backs, landscaping, and parking requirements. The applicants objectives is to develop the property to be a benefit to the local community and West Valley City.

Thank you for your consideration in this matter. Please call with any questions.



Cameron Duncan AICP
Project Manager

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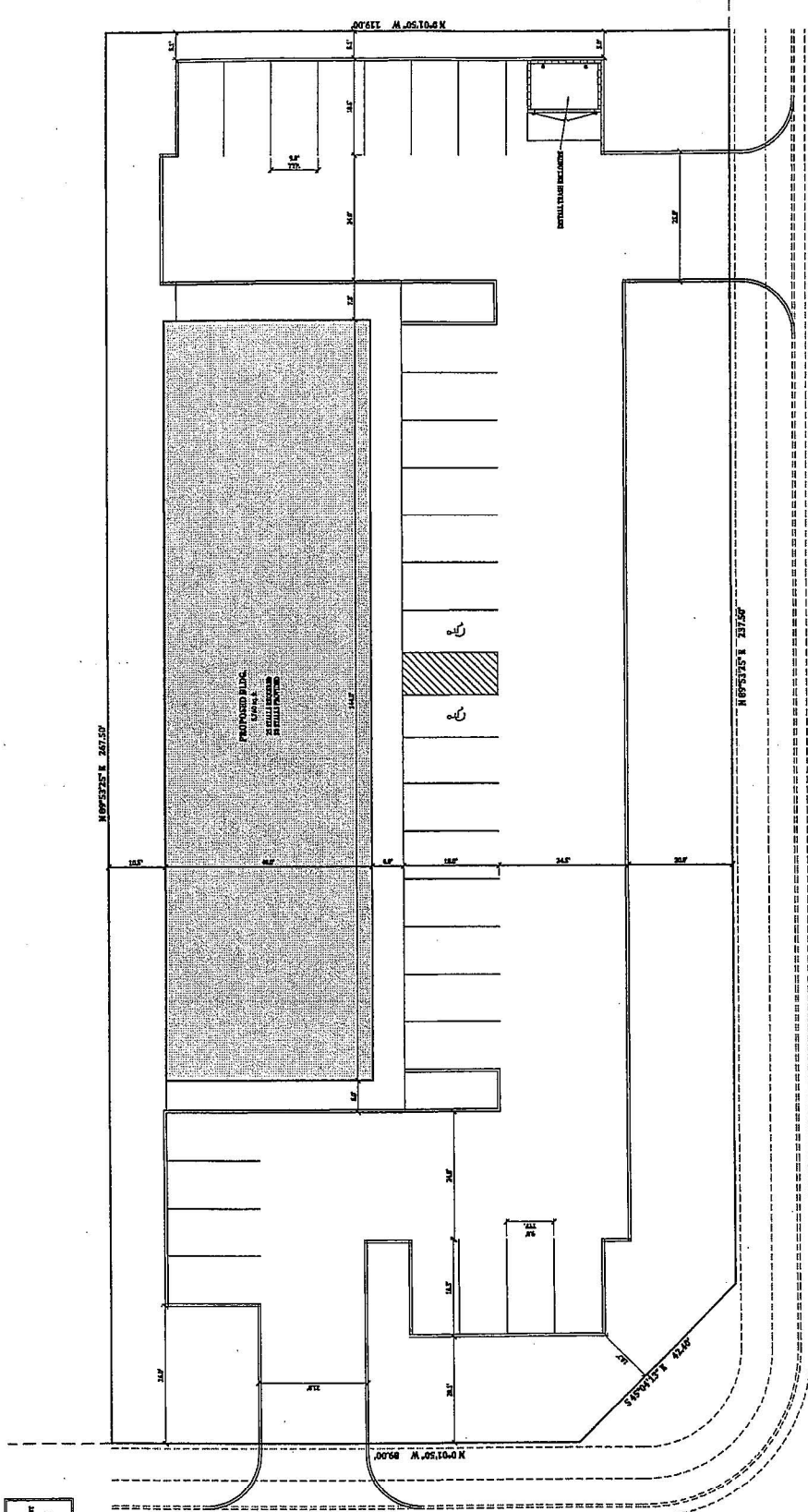
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ALL DIMENSIONS
SHOWN ARE IN FEET
& DECIMALS THEREOF
UNLESS OTHERWISE
NOTED



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TECHNICAL
LAYOUT
FOR
CONSTRUCTION

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CONTACT INFO:
NAME: [REDACTED]
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EMAIL: [REDACTED]
ADDRESS: [REDACTED]

THE NEW
PHAM RETAIL BUILDING
4085 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH

NOT FOR
CONSTRUCTION

CONCEPT
SITE PLAN

C 1.0

| AREA CALCULATIONS TABLE | | |
|-------------------------|---------------|------------|
| DESCRIPTION | AREA | PERCENTAGE |
| FOOTPRINT | 1,800 sq. ft. | 50% |
| ROOF | 1,800 sq. ft. | 50% |
| LANDSCAPE | 1,800 sq. ft. | 50% |
| TOTAL SITE | 3,600 sq. ft. | 100% |

- NOTE:
- ALL DIMENSIONS TO THE CURBLINE UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
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